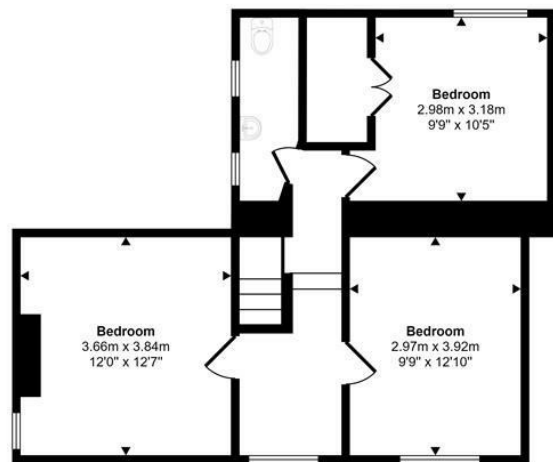


Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

EJL/REM/11/22 OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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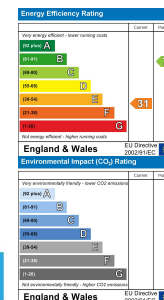


Duad Cottage Cwmdud, Carmarthen, Carmarthenshire, SA33 6XJ

- LINKED DETACHED COTTAGE
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- GOOD TRANSPORT LINKS
- RIVERSIDE
- THREE DOUBLE BEDROOMS
- GARAGE
- 10 MILES FROM CARMARTHEN
- REAR GARDEN
- EPC RATING: F

£210,000

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EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





The opportunity has arisen to purchase this characterful three bedroom linked detached cottage in the rural village of Cwmdud and just 10 miles from the County town of Carmarthen with its amenities and facilities. The current vendors have installed a new boiler, had a new roof fitted and the insulation improved, in the last half of 2024.

The property briefly comprises of; entrance hall, living room, second reception room, kitchen / diner and shower room. The first floor of the property offers three double bedrooms and family bathroom. The property also offers an integrated garage which is currently being utilised as a game room.

Externally the property offers a side entrance from the front whereby the River Bele runs adjacent to the property to the rear where there is a patio area which is a perfect spot for reading the newspaper with your morning coffee or al fresco dining. There is also a lawned area and rear access to the garage formerly known as 'The Old Forge'.

Viewing is highly recommended to appreciate what the property has to offer.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, an Apollo Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



DIRECTIONS

From our office in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow A484. At the roundabout, take the 1st exit onto Bronwydd Rd/A484. Turn right to stay on A484. The property will be on your left after the bus stop as you enter Cwmdud. What3Words reference: jaundice.hype.fluctuate

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.